



New Village, Manningtree
£315,000

New Village

This beautifully presented semi-detached home, formerly a three-bedroom property, has been thoughtfully reconfigured by the current owners to offer a stylish and spacious two-bedroom layout. One of the original bedrooms has been transformed into a stunning, high-specification bathroom, featuring a freestanding bath and a separate walk-in shower, creating a luxurious and contemporary space.

The property has undergone extensive improvements during the current ownership, including a newly fitted kitchen, a complete bathroom renovation, updated décor, new flooring, and cosmetic upgrades throughout, resulting in a modern and move-in-ready home.

The ground floor comprises a bright and welcoming living room, leading through to a well-appointed kitchen/dining room, ideal for both everyday living and entertaining. To the rear, there is a useful utility space.

Upstairs, the property offers two well-proportioned bedrooms alongside the impressive family bathroom.

Externally, the home benefits from a generous, enclosed rear garden, predominantly laid to lawn, complemented by a courtyard seating area and a concrete slab at the end. A substantial side parcel of land provides excellent potential for extension (subject to planning permission) or could accommodate additional parking.

Offered for sale with no onward chain, this property presents an excellent opportunity for buyers seeking a stylish home within the popular and well-established village of Brantham.





- A FORMER THREE BEDROOM SEMI DETACHED COTTAGE
- STUNNING FAMILY BATHROOM
- DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- KITCHEN DINING ROOM
- VIEWING ADVISED

LOCATION:

Brantham is a large village in the Stour Valley with a population of more than 2,300. The river forms one of its boundaries and it is surrounded by picturesque countryside including the villages of Stutton, Tattingstone, East Bergholt and Flatford (famous for inspiring many paintings of John Constable and known as Constable Country). The village is ideally situated halfway between Ipswich, the county town of Suffolk, and historic Colchester, Essex. Their shops, facilities, bars, restaurants and nightlife are easily accessed by public transport as well as by car.



Manningtree, reputedly the smallest market town in England, lies across the River Stour and its railway provides fast links to London, Norwich, the ports of Harwich and Felixstowe, and the beautiful beaches of the Sunshine Coast. Brantham is lucky that it has many amenities including, churches, pubs, a co-op, a cafe, a vet, three play areas, a preschool and primary school.

Agents notes:

Tenure - Freehold
Council Tax - Band B
Services - Mains
Gas/Electric/Water/Drainage
Heating - Gas fired radiators
Mobile Availability - EE - 82% / Three - 68% / Vodafone - 67% / o2 - 65%
Broadband Availability - Ultrafast is available - This property currently has FTTP



Floor Plan



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

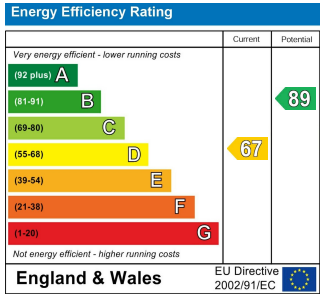
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Area Map



Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold